

**WILLIAMSBURG PLANNING COMMISSION
MINUTES
COMPREHENSIVE PLAN IMPLEMENTATION WORK SESSION #5
Wednesday, September 26, 2007**

A work session of the Williamsburg Planning Commission was held on Wednesday, September 26, 2007, at 4:00 p.m., in Conference Room 3A, Williamsburg Municipal Building, 401 Lafayette Street.

ATTENDANCE AND CALL TO ORDER

Present were Commissioners Pons, McBeth, Hertzler, Driscoll, Joseph, Kafes and Knudson. Also present were Planning Director Nester, Deputy Planning Director Murphy, and Assistant City Attorney Workman.

COMPREHENSIVE PLAN IMPLEMENTATION – RICHMOND ROAD AND PENNIMAN ROAD MIXED USE AREAS

- PCR #07-032 – Create LB-2 Limited Business Neighborhood District
- PCR #07-033 – Rezone approximately 14.43 acres at 727>1109 Richmond Road, 1009>1203 Lafayette Street, 103>110 Bacon Avenue, and 104, 106, 108 and 110 Westover Avenue from RS-2, LBR and B-3 to LB-2
- PCR #07-034 – Rezone 1.66 acres at 311>323 Penniman Road from B-2 to LB-2
- PCR #07-035 – Repeal LBR Limited Business/Residential District

Mr. Nester discussed the proposals for the proposed LB-2 Districts, making the following points:

- These changes implement recommendations of the 2006 Comprehensive Plan.
- This will create unified zoning on both sides of Richmond Road between Brooks Street and the Williamsburg Shopping Center, and also on Bacon Avenue and the west side of Westover Avenue.
- Seven lots on Lafayette Street will be changed from single family zoning to mixed use zoning, as well as a small area on Penniman Road.
- The LB-2 District is more restrictive than the B-3 District, but less restrictive than the LBR and RS-2 Districts.
- Rather than require that any building housing a retail sales establishment require a special use permit, as recommended by the Comprehensive Plan, it is proposed that retail sales establishments be limited to 5,000 square feet by right, with the ability to apply for a special use permit for a larger store.
- A variety of uses are allowed by right in buildings 10,000 square feet or less, with a special use permit required for buildings over 10,000 square feet in area: banks, offices, convenience service establishments, museums and art galleries.
- A number of uses require a special use permit, including: hotels and timeshares of more than 10 rooms, radio and television broadcasting studios, laundry and dry cleaning establishments, and restaurants.
- Single family and duplex dwellings are allowed by right, while multifamily dwellings (apartments or condominiums) require a special use permit. Density is 8 units/net acre by right, and 14 units/net acre with a special use permit.

- Building height is 35 feet, the same as now allowed in the LBR and RS-2 Districts. The B-3 District has a height of 45 feet.
- The front yard is proposed to be 15 feet, the same as the B-3 District. The LBR and RS-2 District have a front yard requirement of 25 feet.
- The existing LBR District will need to be repealed when the LB-2 District is adopted, since the only LBR District in the City is along Richmond Road in this area.

OPEN FORUM

No one spoke at the open forum.

PLANNING COMMISSION DISCUSSION

There was a general discussion of the proposal by Commission members. Issues that were discussed included:

- Use of the special exception BZA process to approve studios for artists and artisans. It was agreed that this was a proper way to proceed, due to the wide variety of artists and artisans that could be utilizing this listed use.
- The long term vision for the area, including possibility of extending the LB-2 to cover a greater area between Richmond Road and Lafayette Street. Mr. Nester noted that the Comprehensive Plan would need to be amended if the LB-2 area were substantially extended. It was agreed to stick with the proposed boundaries with the understanding that the broader area could be examined when the Comprehensive Plan is updated. It was pointed out that the small, affordable lots in the area can help to achieve the Comprehensive Plan's goal for home ownership.
- Adequacy of transitional screening buffer requirements. Mr. Nester noted that a smaller buffer requirement was in keeping with the character and "tightness" of the area, and that there would be the option for requiring additional landscaping through the special use permit process.

There was a discussion about whether or not timeshares should be permitted in the LB-2 District. Mr. Driscoll said they should be left as a special use permit use as proposed. Mr. Pons noted that timeshares are not subject to the 5% lodging tax. Mrs. Knudson noted that BZA denied a request for yard variances for the Westgate timeshares on Richmond Road – they were pushing the envelope and were not happy with the denial. Ms. Workman said that the City does not have the authority to tax timeshares like we do hotels. It was agreed after discussion that timeshares should remain a special use permit use when there are more than 10 bedrooms; and that they should be not permitted when there are 10 bedrooms or less – only hotels/motels would be allowed in that case.

Mr. Hertzler suggested that plant nurseries and greenhouses be allowed, but there was no consensus to add this use to the proposal.

There was a consensus to make two changes to the permitted uses: restaurants with a floor area of 1,000 square feet or less would be allowed by right, and printing and photocopying shops would be added to the uses permitted in buildings 10,000 square feet or less (by right) or more than 10,000 square feet (special use permit).

OPEN FORUM

Gladys Victor, 704 Powell Street, asked where condominiums fit into the district. Mr. Nester said that they are considered to be multifamily dwellings, and would be permitted with a special use permit. She also said that she would like to see plant nurseries and greenhouses added to the list of permitted uses.

Kyra Cook, 315 Penniman Road, said that she hopes that the proposed provisions for artists and artisans will be attractive to people who want to live and work at the same place. She said that she would also like to see co-op gallery space created. She said that the General Assembly has given cities the right to create an arts district with tax benefits.

The meeting was adjourned at 5:45 p.m.

Douglas Pons, Chairman
Williamsburg Planning Commission